



## **New Central Library Project Delivery Methodology**

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## **Available Options**



- Competitive Bidding
- Competitive Sealed Proposal
- Design/Build
- Job Order Contracting
- Construction Manager at Risk



## Competitive Bidding



**DESCRIPTION:** Standard method of construction contracting with award to the lowest responsible bidder

- Three prime players City, Architect/Engineer (A/E) and General Contractor
- Three linear phases Design, Bid, Build
- Construction contract awarded to lowest responsible bidder
- Best Suited
  - Projects that are not schedule sensitive or subject to change after bidding
- Least Suited
  - Complex projects that are sequence or schedule sensitive
  - Projects subject to potential change after contracting



## Competitive Sealed Proposal



**DESCRIPTION:** Selection can take into account factors in addition to price, i.e. vendor reputation, quality of services, & the vendor's past relationship with the COA

- Three prime players City, Architect/Engineer (A/E) and General Contractor
- Three linear phases Design, Propose, Build
- Construction contract awarded to proposer providing best value to City
- Best Suited
  - Projects that are not schedule sensitive or subject to change after bidding
- Least Suited
  - Complex projects that are sequence or schedule sensitive
  - Projects subject to potential change after contracting



## Design/Build



**DESCRIPTION:** Design and construction services are contracted through one entity

- Two prime players City and Design-Build Entity
- Two continuous phases Design and Build
- Design-Construction contract awarded to proposer providing best value
- Best Suited
  - Larger projects that are complex and schedule sensitive
- Least Suited
  - Smaller projects
  - Projects that are difficult to define and are not schedule sensitive



## Job Order Contracting



**DESCRIPTION** Contracting method for repair/renovation of facilities where specifics of tasks are undefined at solicitation & pricing is determined using pre-described pricing lists

- Three prime players City, Architect/Engineer (A/E) & Job Order Contractor
- Job Order Contractor retained for recurring minor repair/ renovation work on facilities with indefinite delivery times and quantities
- Construction contract awarded to proposer providing best value
- Best Suited
  - Schedule sensitive, multi-trade, minor repair, alteration or renovation projects
- Least Suited
  - Single-trade, simple projects



## Construction Manager at Risk



**DESCRIPTION:** Construction Manager is brought on earlier in the design process to allow for interface with design consultants

- Three prime players: City, Architect/Engineer and Construction Manager-at-Risk (CM-R)
- Enables fast-track delivery (beginning construction before design is complete)
- CM-R selected during design on basis of best value rather than price alone
- Best Suited
  - Larger projects that are complex, schedule sensitive, difficult to define, and/or subject to change
- Least Suited
  - Smaller projects



## New Central Library



- Recommended Methodology:  
Construction Manager at Risk